

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 Thomas Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$897,500

Property Type Unit

Suburb Doncaster East

Period - From 01/10/2019

to 30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/5 Talford St DONCASTER EAST 3109	\$1,090,000	30/10/2020
2	50a Maggs St DONCASTER EAST 3109	\$1,066,000	04/07/2020
3	32 Mitchell St DONCASTER EAST 3109	\$1,000,000	19/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending September 2020: \$897,500



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Private Sale

Date: 30/10/2020

Property Type: Townhouse (Single)



50a Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,066,000

Method: Auction Sale

Date: 04/07/2020

Property Type: Townhouse (Res)

Land Size: 411 sqm approx

32 Mitchell St DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,000,000

Method: Sale

Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)